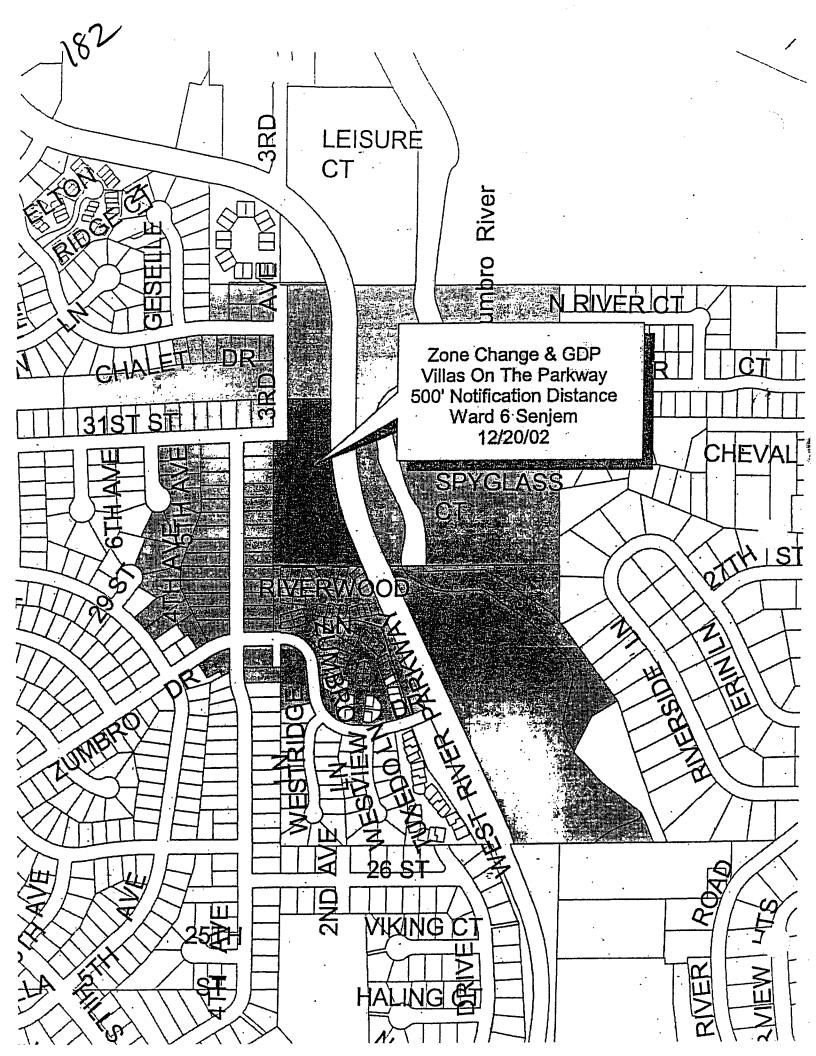
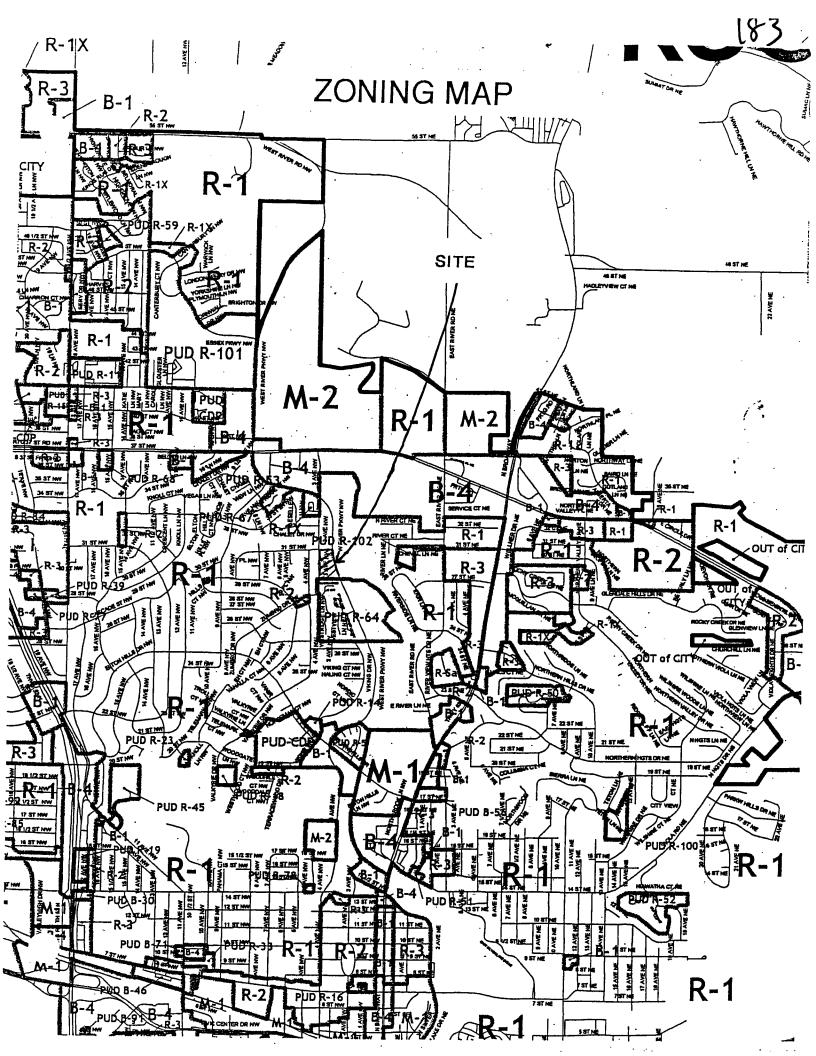
## REQUEST FOR COUNCIL ACTION

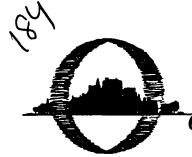
MEETING

**DATE:** 2-19<u>-03</u>

AGENDA SECTION:	ORIGINATING DEPT:	ITEM NO.
PUBLIC HEARINGS	PLANNING	t-0
1 ODERC HEARTH TOO		
ITEM DESCRIPTION: Zoning District Amendment #02-16	hy Dave & Donna Geselle Trust	PREPARED BY:
and Lyndon Geselle Trust - Charles Geselle Trustee. Th	e applicant is proposing to re-zone	Brent Svenby,
and Lyndon Geselle Trust - Charles Geselle Trustee. The approximately 4.8 acres from the R-1 (Mixed Single Fam	ilv) district to the R-2 (Low Density	Planner
Residential) district. The property is located along the w	vest side of West River Parkway	
NW, east of 4 <sup>th</sup> Avenue NW and south of 31 <sup>st</sup> St. NW.		
Titt, East of 4 Archae titt and Country		
Februaury 12, 2003		·
City Planning and Zoning Commission Recommendation		
The City Planning and Zoning Commission held a public hear Commission also reviewed a GDP for the property.		
The Commission reviewed the zone change request based approval, with staff suggested findings included in the staff re	on the criteria as included in the staff eport.	report and recommended
	and annual of Toning Die	etrict Amendment #02-16
Motion by Mr. Quinn, seconded by Mr. Haaaeussinger to	recommend approval of Zoning Dis	riner winelightelit #02-10;
with staff-recommended findings. Motion carried 5-0, w	ith Mr. Only abstaining.	
Planning Staff Recommendation:	•	
See attached revised staff report dated January 17, 2003.		
reil Action Mooded:		
ANCU ACHOU NEEGGO.		
uncil Action Needed:		
	o change as netitioned, it sho	ould instruct the City
If the Organization proceed with the zon	e change as petitioned, it sho	ould instruct the City findings of fact and
If the Council wishes to proceed with the zon Attorney to prepare an ordinance that can	be adopted supported by	ould instruct the City findings of fact and
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## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

www.olmstedcounty.com/planning



TO:

**City Planning and Zoning Commission** 

FROM:

**Brent Svenby, Planner** 

DATE:

January 17, 2003

RE:

Zoning District Amendment #02-16 by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee. The applicant is proposing to re-zone the approximately 4.8 acres from the R-1 (Mixed Single Family) district to the R-2 (Low Density Residential) district. The property is located along the west side of West River Parkway NW, east

of 4<sup>th</sup> Avenue NW and south of 31<sup>st</sup> St. NW.

#### Planning Department Review:

Petitioner:

Dave & Donna Geselle Trust

Lyndon Geselle Trust Charles Geselle Trustee 411 Chalet Drive NW Rochester, MN 55901

Consultant:

Yaggy Colby Associates Attn. Bill Anderson 717 Third Avenue SE Rochester, MN 55904

**Location of Property:** 

The property is located along the west side of West River Parkway NW, east of 4<sup>th</sup> Avenue NW and south

of 31st St. NW.

**Requested Action:** 

The applicant is requesting that 4.8 acres of land to

be re-zoned from R-1 to R-2 (Low Density

Residential).

**Existing Land Use:** 

The property is currently undeveloped and is designated for "low density residential" types of uses on the Rochester Urban Service Area Land Use Plan.

**Proposed Land Use:** 

According to the GDP application submitted with the zone change request, the applicant intends to develop the site with townhomes in the R-2 zoning

district.

Adjacent Land Use and

Zoning:

The property to the north is undeveloped property, a drainage corridor, in the R-1 zoning district. The property to the west is also zoned R-1 but is developed with single family homes. To the east, across West River Parkway NW, undeveloped property in the R-1 zoning district. The property to the



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south is zoned Planned Unit Development (PUD). The PUD is called Riverview West and is a mixture of single homes and townhomes. The lot directly to the south (Lot 35, Block 1 Riverview West 1<sup>st</sup> Replat) of proposed zone change area has 32 townhomes on it and has a density of 18 units per acre.

**Transportation Access:** 

According to the GDP submitted along the rezoning petition identifies a public street connection to West River Parkway. This would allow the continuation of 31<sup>st</sup> Street NW to West River Parkway. There would also be a private roadway extending southerly from the proposed public street.

Wetlands:

According to the Olmsted County Soil Survey, no hydric soils exist on the site.

**Neighborhood Meeting:** 

A neighborhood meeting was held on Thursday, January 9, 2003. A summary of that meeting is

enclosed.

**Referral Comments:** 

1. Attached to General Development Plan #198.

Report Attachments:

Location Map
 Area Zoning Map

3. Neighborhood Meeting Summary

### Analysis for Zoning District Amendment:

Under the provisions of Paragraph 60.338 of the Rochester Land Development Manual, the Commission shall recommend for approval and the Council shall approve, an application requesting an amendment to the zoning map if the amendment satisfies the following criteria:

- 1) The criteria of this subdivision apply to those amendments to the zoning map filed by formal petition. An amendment need only satisfy one of the following criteria:
  - a) The area, as presently zoned, is inconsistent with the policies and goals of the Comprehensive Plan;
  - b) The area was originally zoned erroneously due to a technical or administrative error;
  - c) While both the present and proposed zoning districts are consistent with the Plan, the proposed district better furthers the policies and goals of the Comprehensive Plan as found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan, Chapter 3 of the Housing Plan, and Chapter 10 of the ROCOG Long Range Transportation Plan; or
  - d) The area has changed or is changing to such a degree that it is in the public interest to rezone so as to encourage development or redevelopment of the area.

<u>Finding for Proposed R-2:</u> The Rochester Urban Service Area Land Use Plan designates this property as appropriate for "low density residential" types of uses. Uses within the R-2 zoning



Page 3 Zone Change #02-16 January 17, 2003

district would be consistent with the current land use designation "low density residential". Rezoning this property would help further the policies and goals found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan, which encourage developing a range of densities and development styles. The re-zoning would also help to further goals and policies found within Chapter 3 of the Housing Plan to increase the supply of housing.

- 2) The criteria of this subdivision also apply to those amendments to the zoning map filed by formal petition. However, an amendment must satisfy all of the following criteria:
  - a) the permitted uses allowed within the proposed zoning district will be appropriate on the subject property and compatible with adjacent properties and the neighborhood; and

<u>Finding for Proposed R-2:</u> Uses within the R-2 Zoning District would be appropriate on the property and compatible with adjacent properties. According to the City of Rochester Zoning Ordinance, the R-2 zoning district is intended to maintain areas developed with a mixture of residential dwelling types that are of an overall low density.

b) the proposed amendment does not involve spot zoning. (Spot Zoning involves the reclassification of a single lot or several small lots to a district which is different than that assigned to surrounding properties, for reasons inconsistent with the purposes set forth in this ordinance, the state enabling legislation, or the decisions of courts in this state).

Finding for Proposed R-2: The amendment to R-2 would be consistent with the Rochester Urban Service Area Land Use Plan designation for this property as "low density residential", and would not be considered spot zoning.

## Staff Recommendation:

The Planning Commission must make a motion to recommend approval or denial of this request. The Planning Commission must also make findings to support this recommendation. This recommendation will be forwarded to the City Council and heard at a later public hearing.

The ability to consider the Zone Change and the amendment General Development Plan concurrently allows the City to consider this development proposal as a package. Based upon the accompanying General Development Plan for this site and the findings above, Staff recommends approval to rezone approximately 4.8 acres from the R-1 (Mixed Single Family) to R-2 (Low Density Residential) zoning district.

SURVEYORS



January 15, 2003

Mr. Brent Svenby Rochester-Olmsted Planning Department 2122 Campus Drive SE Rochester, MN 55904

LANDSCAPE ARCHITECTS

PLANNERS

RE: Summary - Neighborhood Meeting

Zone Change and General Development Plan

Dear Mr. Svenby:

A neighborhood meeting was held January 9, 2003 at Yaggy Colby Associates regarding the Villas on the Parkway proposed zone change (R-1 to R-2) and General Development Plan. Approximately 25 individuals were in attendance (please see attached sign-in sheet). The layout, zone change area, and the future use of the property were discussed, as well as individual neighbor concerns.

neighbor concerns.

The zone change from an R-1 zoning to an R-2, for the purposes of townhomes, was received fairly well. The allowed uses within an R-2 zoning were discussed and the preliminary layout of two and four-plex units were reviewed. Some neighbors were concerned that the proposed units

looked too "plain" and some neighbors wanted larger back yard setbacks.

The street connection on the west side of the property to 31<sup>st</sup> Street NW was discussed as a through street to West River Parkway. Some neighbors did not feel this was a good option and did not want increased traffic, others said it would help relieve traffic on Zumbro Drive.

The greater concern seemed to be storm drainage along 3<sup>rd</sup> Avenue NW and from the waterway to the west that flows under 3<sup>rd</sup> Avenue just north of 31<sup>st</sup> Street. The townhome project would not change the waterway north of 31<sup>st</sup>, but it should help the drainage along 3<sup>rd</sup> Avenue, since 3<sup>rd</sup> Avenue would be reconstructed, including storm sewer. The connection of 31<sup>st</sup> Street to West River Parkway would help to direct water to the east.

If you have any questions or concerns, please call.

Sincerely,

lin corely

YAGGY COLBY ASSOCIATES
William & Amolin

William S. Anderson, PE

WSA:bsd YCA #8118 LD2

Attachment

ROCHESTER OFFICE:

717 Third Avenue SE

Rochester, MN 55904

507-288-6464

Fax 507-288-5058

MPLS/ST PAUL OFFICE:

651-681-9040

MASON CITY OFFICE:

641-424-6344

DELAFIELD OFFICE:

262-646-6855





ENGINEERS

ARCHITECTS

SURVEYORS

LANDSCAPE ARCHITECTS

PROJECT # PROJECT NEIGHBONHOOD MESTING

\_\_\_\_\_ DATE

CHECKED BY DATE

PREPARED BY

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Pam Hesch		
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Ber Ekstan	1 407 3 1 St. Mu	281-5164
	2916 4th Ave 21W	7.89-3554
Jon Ban hara	2916 GMU NW	789-3554

dedication, dedication of controlled access, utility extension, phasing of development, and contributions for public infrastructure.

- 3. Storm Water Management must be provided for this development. A Storm Water Management fee may apply to any areas of the Property that do not drain to an approved privately constructed on-site detention facility. Any storm water detention facility serving less than 50 developable acres shall remain in private ownership, and execution of an Ownership & Maintenance Agreement will be required, as well as access for maintenance.
- 4. Pedestrian facilities (concrete sidewalk) will be required along both sides of all new public roads within this property as well as a 10 foot wide bituminous pedestrian bath along the ergre frontage of Salem Rd SW. The Owner shall construct all required mid-block pedestrian connections, and dedicate said connections to the City as separate Outlots.
- 5. The applicant shall execute a Contribution Agreement with the City to address the Owner's obligations for the extension of Sanitary Sewer & Watermain under City Project 1777 Prior to the approval of any final plats on the property.
- 6. At the time of development the 24-foot wide private roadway shall be posted. No Parking on the both side of the street. The developer is responsible to firm turn lanes from Salem Read SWalche public street. In accesses to the development and the construction of the by-pass lane at the public street eraccess east of county Road 125.
- Pilite pond Adentined on the development shall be plan deas outlots.
  Owners (pand maintenance of the two (2) proposed 知识证明的证明的证明。
  The proposed #409 acre 4 Lake: Shall be addressed or or to that Plan
  -sub rutal for 和Phase 和 of this Property.
- 6. Prior to platting this property, the applicant shall complete a Welland Delineation and submittitio the LGU for review and approval. Any applications to drain or fill Wellands for this development must be submitted to the LGU and acted upon (approved or denied) prior to final splatsubmittal.

#### **PUBLIC HEARINGS:**

General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway AND Zoning District Amendment #02-16. The applicant is proposing to develop a 4.8 acre parcel of land with uses permitted in the R-2 zoning district. The applicant is also proposing to re-zone the approximately 4.8 acres from the R-1 (Mixed Single Family) district to the R-2 (Low Density Residential) district. The development would be served by public and private



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# roadways. The property is located along the west side of West River Parkway NW, east of 4th Avenue NW and south of 31st St. NW.

Mr. Svenby asked that the Commission hear both requests concurrently, but make separate motions for each.

Mr. Brent Svenby presented the staff reports, dated January 17, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that there is not a site plan to review on the site, as it is not required at the general development plan stage of the process.

Discussion ensued regarding the reconstruction of Third Avenue NW.

The applicant's representative, Bill Anderson of Yaggy Colby Associates, addressed the Commission. He stated that a predevelopment meeting and neighborhood meeting was held. After some concerns were expressed at the neighborhood meeting, they held another meeting with Public Works and Planning prior to the Commission's meeting.

Mr. Anderson stated a concern that was brought up at the neighborhood meeting was with regard to bufferyards and landscaping. He showed where the minimum required landscaping would be located. He stated that current drainage problems in the area were also discussed at the neighborhood meeting. He stated that some property owner's backyards along the old Third Avenue had drainage problems. He stated that they are proposing a storm sewer that would help that area. Also, the connection of 31<sup>st</sup> Street NW was a concern named by the neighborhood.

Mr. Anderson showed the layout and design of the development. He stated that the applicant agreed with the staff recommendations.

Mr. Haeussinger asked if the southern part of the property was located in the 100-year flood plain.

Mr. Anderson responded yes. He stated that they would go through the appropriate application process.

Ms. Camille Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. She stated that her home was flooded previously. She stated that water came up into 4<sup>th</sup> Avenue NW and 31<sup>st</sup> Street NW.

Mr. Bob Ekstam, of 407 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that Mr. Anderson indicated that the January 9, 2003 neighborhood meeting was received well. He stated that he did not think that it was, as the people in the neighborhood were stunned. He stated that a lot of the neighbors in the area were not notified of the proposal, so he circulated a petition. He expressed concerns with the following: 1) traffic with regard to increased noise pollution and safety, 2) connection of 31<sup>st</sup> Street NW, 3) design of townhomes, 4) one car garage designs, 5) no provisions for parking, and 6) water runoff and drainage.

Mr. Quinn asked what Mr. Ekstam's travel route was from his home.

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City Planning and Zoning Commission Minutes

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Mr. Ekstam responded 4<sup>th</sup> Avenue NW, 3<sup>rd</sup> Avenue NW, or down 31<sup>st</sup> Street NW. He indicated that he used all the routes equally.

Ms. Wiesner asked if Mr. Ekstam reviewed the staff report.

Mr. Ekstam responded no.

Ms. Wiesner stated that the applicant is required to connect 31<sup>st</sup> Street NW by City Public Works. She indicated that it was requested by the agency inside the staff report.

Mr. Ekstam responded that he is opposed to the connection.

Ms. Wiesner explained that he should contact Public Works to discuss the roadway extension.

Mr. Ekstam expressed concern with not receiving enough notice of the meeting to gain additional information with regard to the extension.

Mr. Svenby asked that Mr. Ekstam submit a copy of the petition to the Rochester-Olmsted Planning Department.

Mr. Ed Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that the staff report makes reference to projected traffic but not increased traffic with the connection of 31<sup>st</sup> Street NW. He asked if an impact study was done with regard to the connection.

Ms. Wiesner explained where the study came from and how it was factored in.

Mr. Venners stated that he did not believe that the study reflects the increased traffic from other areas.

Ms. Wiesner responded that staff did review the projected traffic for the entire area. She suggested that Mr. Venners contact Charlie Reiter, of the Rochester-Olmsted Planning Department, with regard to the study.

Mr. Venners stated that 31<sup>st</sup> Street NW dead-ends into 29<sup>th</sup> Street NW. He stated that 31<sup>st</sup> Street NW turns into 8<sup>th</sup> Avenue. He stated that 8<sup>th</sup> Avenue dead-ends into 29<sup>th</sup> Street. Therefore, he expressed concern with regard to the design and traffic.

Mr. Al Wick, of 727 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that he was beyond the boundaries of notification distance from the property. He thanked his neighbors for letting him know about the proposed project. He indicated that he also did not see the publication in the newspaper with regard to the request.

Mr. Wick asked why Public Works was not required to hold a public meeting to discuss the extension of 31<sup>st</sup> Street NW as it affects property owners.

Mr. Staver explained that Public Works would not have originally proposed the extension. They only proposed the extension at this time due to the proposed development request.

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Mr. Svenby explained that the connection of 31<sup>st</sup> Street NW to West River Parkway was planned when West River Parkway was reconstructed. He stated that you could tell by the way the design of the bike path is on the west side of the roadway.

Mr. Wick stated that he was vehemently opposed to the connection. He stated that when Leisure Court was put in, it sealed off 3<sup>rd</sup> Avenue NW to make any connection to West River Parkway. Therefore, he assumed it sealed off any connection to West River Parkway from his area. He asked that 31<sup>st</sup> Street NW not be a through street. He expressed concern with regard to additional access points onto West River Parkway.

Mr. Wick stated that it was negligent to put in basements, due to previous flooding.

Mr. Wick asked if the townhomes would be 1 or 2 bedroom units.

Mr. Anderson responded 2 bedroom units.

Mr. Wick expressed concern regarding off street parking and only having a one-car garage, as there are always more than one car for any home.

Mr. Ed Venners, of 620 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He stated that he was confused as to where the bike was located on the map, as it is located on the east side of the roadway.

Ms. Wiesner explained where the de-acceleration and acceleration lanes would be located.

Ms. Kathy Schill, of 522 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. She stated that she was a City Planner by profession and has worked on finance and capital projects. She stated that it was her opinion that it did not make sense to connect 31<sup>st</sup> Street NW.

Ms. Schill stated that there are two planned unit developments on either side of the property that is planned to be developed. She stated that she was unsure as to why the proposed site wouldn't be held to the same standard.

Ms. Schill expressed concern about the proposed parking and traffic layout. She stated that there would only be one way in and out of the development. Therefore, she didn't think that City standards are being met.

Ms. Schill questioned how the extension of 31st Street NW would be paid for.

Mr. Quinn explained that the number of homes being developed at this time doesn't require more than one access into and out of the development at this time. He explained that the number of trips generated dictates the need for additional access points. He stated that Public Works would need to address the concerns with regard to the connection of 31<sup>st</sup> Street NW.

Ms. Wiesner asked how Ms. Schill felt about a zone change or townhomes being placed there.

Ms. Schill stated that she just found out about the development and unsure of the planning techniques in the City of Rochester since she works in the Cities. She asked if it could be developed as a planned unit development.

Mr. Staver explained that, when a property is annexed into the City, it is automatically zoned R-1.

Mr. Quinn explained that the City does not have planned unit developments as part of their zoning plan anymore.

Ms. Schill stated that she did not think the development is being held to the same standards as the other developments in the area.

Mr. Dave Kjome, of 424 31<sup>st</sup> Street NW, Rochester MN, addressed the Commission. He showed where the bus route was located and the school bus route. He expressed concern with the connection of 31<sup>st</sup> Street NW with regard to traffic, speeding, safety, and design.

Ms. Sheila Alrick, of 2832 Riverwood Lane NW, Rochester MN, addressed the Commission. She expressed concern with no landscaping abutting her townhome landscaping. She asked how much space is required between her townhome and the proposed development. She expressed concern with the aesthetics of the proposed development. She explained that the proposed development is a different style of development than the rest of the neighborhood. She expressed concern with additional access onto West River Parkway and maintenance of the roadways.

Mr. Bill Anderson stated that the setback requirement is 20 feet. However, there is 40 feet setback on the south end. He explained that he only showed the minimum landscaping required on the plans required by zoning, not the actual landscaping that will be put in. He pointed out that the planned unit developments have an overall density of 18 units per acre. The proposed density of the development is 9 units per acre.

Mr. Anderson explained that the development is considered "affordable housing". He further explained that the City Public Works department recommended the connection of 31<sup>st</sup> Street NW. He explained that the cost of connection to 31<sup>st</sup> Street NW, turn lanes, and storm sewer, is all being born by the developer.

Mr. Dave Kjome asked what would happen to the west side of West River Road. He stated that there is a sidewalk there presently.

Mr. Anderson responded that the sidewalk would not be changed, accept that there would be an entrance onto West River Parkway.

Ms. Camille Venners explained that those trying to get to John Adams could easily get lost, since it is located off of 31<sup>st</sup> Street NW. She explained that, due to the twist and turns in the neighborhood, people are already getting lost.

Ms. Janelle Fox, of 2834 Riverwood Lane NW, Rochester MN, addressed the Commission. She expressed concern with the lack of landscaping. She stated that the development should be consistent with the rest of the townhomes in the area. She explained that the proposed townhomes are reversed so that, when you look from West River Parkway, you view the backside of the buildings.

Ms. Wiesner explained that the Commission could not critique the style, color, or shape of the development. She further explained that the applicant is not obligated to do landscaping. What is before the Commission is whether or not the townhomes are allowed.

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Ms. Robin Hanson, of 3552 West River Parkway, Rochester MN (Elcor Realty), addressed the Commission. She stated that she was the realtor that sold the property to the applicant. She stated that the homes from the previous project, which was developed the same, were from \$119,000 to \$140,0000. However, the last project did not have basements. The people who purchased the units were teachers, residents, nurses, and IBM employees. The intention is not to use the units as rentals. The average age of the owners was 28. She explained that they are trying to provide an option for a single family housing in NW Rochester.

Mr. Svenby explained that, if the general development plan is approved, there are standards in the Ordinance that require certain number of off street parking spaces and landscaping. He explained that those standards are not reviewed at the general development plan stage but at the time of development.

Mr. Svenby stated that the connection of 31<sup>st</sup> Street NW was not only required by City Public Works, but also the Planning Department. The memo from Mr. Reiter lists the pros and cons of the connection.

Mr. George Berg, of 3406 Leisure Court NW, Rochester MN, addressed the Commission. He asked if he would still have access out to 3<sup>rd</sup> Avenue NW.

Mr. Anderson responded yes.

Mr. Staver stated that one option the Commission has is to continue the hearing to get additional feedback from City Public works regarding the connection of 31<sup>st</sup> Street NW. Another option would be to forward the requests to the City Council with a strong recommendation that Public Works discuss the connection of 31<sup>st</sup> Street NW with the City Council.

Ms. Wiesner stated that the neighborhood has legitimate concerns, but the Commission does hear the same concerns with every neighborhood attached to another neighborhood. Typically, they do not want to be connected to each other. However, it is good planning to have the connection for the fire department, police department, and ambulances.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Mr. Quinn moved to recommend approval of Zoning District Amendment #02-16 by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle based on staff-1996 recommended findings. Mr. Haeussinger seconded the motion. The motion carried 5-0, with Mr. Ohly abstaining

Mr. Quinn stated that he does not approve of the road design. He stated that the City Council should discuss with Public Works the reasoning for the connections.

Mr. Haeussinger stated that he saw a lack of sufficient information to support the connection of 31st Street NW.

Mr. Staver stated that he agreed with Mr. Quinn.

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Mr. Quinn moved to recommend approval of General Development Plan #198, by Dave & Donna Geselle Trust and Lyndon Geselle Trust - Charles Geselle Trustee to be known as Villas on the Parkway based on staff-recommended findings and conditions. Mr. Hodgson seconded the motion. The motion carried 4-1, with Mr. Staver voting nay and Mr. Ohly abstaining.

#### CONDITIONS:

- 1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements (including turn lanes off of West River Parkway NW), access control pedestrian facilities right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public intrastructure.
- 2. At the time of platting, controlled access shall be dedicated along the entire frontage of West River Parkway and 3" Avenue NW, with the exception of the proposed local street access (31" Street NW)
- 3. Storm water management must be provided for this development. A Storm Water Management fee will apply for the benefit of participation in the City's Storm Water Management Plan. During the construction of the development a temporary on site detention facility will be required.
- 4. The owner is obligated to construct turn lanes off of West River Parkway NW at the location of the public street shown to West River Parkway NW. The owner is also responsible for the proportional share of the cost of the reconstruction of 3<sup>rd</sup> Avenue NW adjacent to the property.
- 5. Parkland dedication requirements for this developments hall be mei-via cashlin lieus) বিষয়ে

Preliminary Plat #02-62, by Leslie A. Lurken to be known as Wedgewood Hills 6th. The applicant is proposing to subdivide approximately 6.68 acres of land into 25 lots for single family development and one Outlot. The plat also proposes to dedicate right-of-way for two public roads. The property is located along the south of Duvall Street NW and allows for the continuation of 54<sup>th</sup> Avenue NW.

Mr. Ohly stated he would need to abstain from voting.

Mr. Brent Svenby presented the staff report, dated January 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

The applicant's representative, Mr. Josh Johnson of McGhie-& Betts, addressed the Commission. He stated that the applicant agrees with the staff-recommended conditions.

- Mr. Quinn asked what area the Northwest Area Transportation Improvement District covered.
- Mr. Svenby responded Wedgewood, Weatherstone, North Park, White Oaks, and Kingsbury.

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